

**APPENDIX C: MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF
WARNER ROBINS AND ROBINS AIR FORCE BASE**

Memorandum of Understanding

This Memorandum of Understanding is made this 23 day of June, 1997 by and between the City of Warner Robins, Georgia (hereinafter referred to as the "City"); Houston County, Georgia (hereinafter referred to as the "County"); and Robins Air Force Base (hereinafter referred to as the "Base"). This Memorandum of Understanding is intended to establish basic understanding among the parties for a period of time during which the parties will be undertaking certain efforts to achieve the mutually advantageous private development of family housing and other improvements at West Robins Air Force Base (hereinafter referred to as "West Robins"). West Robins includes approximately 310 acres, is situated west of Georgia 247 in the City of Warner Robins and is not contiguous to Robins Air Force Base.

W I T N E S S E T H:

WHEREAS, the Base, the Air Force and the Department of Defense (DOD) have determined the requirement for the development of housing to accommodate military families at Robins Air Force Base;

WHEREAS, the Base, together with the Air Force and the DOD, are investigating a range of options to address this requirement;

WHEREAS, one such option involves conveyance of West Robins to a qualified private developer selected by the Air Force, renovation of the 300 Hillside units, demolition of the 370 existing Wherry units and construction of up to 460 new replacement units on the site;

WHEREAS, the parties to this agreement recognize that certain areas and land uses surrounding West Robins contain deteriorating commercial and residential uses causing a blighted appearance and suggesting an atmosphere of economic decline;

WHEREAS, the Base is unwilling to recommend development of family housing at West Robins without a firm commitment from the City and the County that certain significant improvements in the area surrounding West Robins will be accomplished in a timely manner;

WHEREAS, the City and the County desire that the proposed family housing project be developed at West Robins.

NOW THEREFORE, the parties do hereby agree to the following:

1. The City agrees to task the City of Warner Robins Downtown Development Authority (DDA) as its agent for planning and implementing targeted redevelopment in the West Robins Impact Area, generally defined as the area bounded by Georgia Highway 247, Watson Boulevard, Davis Drive and Russell Parkway. The plan to be developed and established by the DDA will identify the area of West Robins proposed for development of the initial military family housing project, and accordingly, will identify any unused portions of West Robins as opportunity sites

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for future planned development. In addition, the plan will describe the long-term land use, development and redevelopment objectives for all properties in the West Robins Impact Area, and will identify the prioritized actions and activities that the DDA will undertake to accomplish these stated plan objectives.

2. The City agrees that the DDA will encourage active participation by the Base and/or representatives of the Base to develop the plan for the West Robins Impact Area and to implement it over the long term.
3. The City agrees to formally rezone West Robins consistent with the plan, and to facilitate all local permits, inspections, approvals, etc., that may be required of the developer selected by the Air Force.
4. The Base agrees to work closely and cooperatively with the City/DDA, the County and/or others, and to provide documentation relevant to West Robins that may be required for the rezoning.
5. The Base and the City agree to negotiate in good faith regarding safety and security issues in West Robins. Agreed terms and conditions will be included as part of West Robins rezoning.
6. The Base and the City agree to negotiate in good faith regarding options for providing water and sanitary sewer service to West Robins and the ultimate disposition of on-site infrastructure. Agreed terms and conditions will be included as part of West Robins rezoning.
7. The City agrees to pursue appropriate methods of financing the redevelopment of the West Robins Impact area to the extent allowed by State and Federal laws and will dedicate the financing for as long as required to meet redevelopment objectives within the West Robins Impact area.
8. The County agrees to pursue appropriate methods of financing the redevelopment of the West Robins Impact area to the extent allowed by State and Federal laws and will dedicate the financing for as long as required to meet redevelopment objectives within the West Robins Impact area.
9. The Base agrees to use best efforts in pursuit of West Robins as the preferred location for development of the proposed military family housing project, and to achieve authority to convey West Robins to the private development entity selected by the Air Force.
10. The Base agrees that the family housing developer selected by the Air Force will be required to comply with all applicable local laws, procedures, building standards, codes, etc., applicable in the area; and will be required to pay all applicable local taxes, fees, licenses, permits, etc., just like any other private developer operating in the community.
11. The parties agree that the commitments described herein will be fulfilled consistent with the following schedule of project “milestones.” The parties further agree to work together

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cooperatively and constructively, and to employ best efforts to achieve project implementation in accordance with these milestones.

June 1997 Agreement finalized on reuse of West Robins Air Force Base. West Robins Impact Area concept plan developed

October 1997 West Robins Impact Area Plan finalized. Rezoning of West Robins Air Force Base approved


January 1998 Final agreements on redevelopment debt financing executed

June 1998 West Robins Impact area Plan adopted. Redevelopment debt financing issued

12. The parties agree that this Memorandum of Understanding may be amended by their mutual consent.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Understanding to be executed by their duly authorized representative on the day and year above first written.

CITY OF WARNER ROBINS, GEORGIA

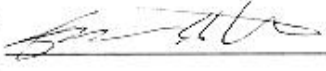
By: 
Typed: Donald S. Walker
Title: Mayor
Date: June 17, 1997

WITNESS:

Signed: 

Date: June 17, 1997

HOUSTON COUNTY, GEORGIA


By: 
Typed: Sherrill Stafford
Title: Chairman
Date: June 17, 1997

WITNESS:

Signed: 

Date: 6/17/97

ROBINS AIR FORCE BASE, GEORGIA

By: 
Typed: Rondal H. Smith, Major
Title: General, USAF Commander
Date: June 23, 1997

WITNESS:

Signed: 

Date: 23 June 97

CITY OF WARNER ROBINS
STATE OF GEORGIA
COUNTY OF HOUSTON

R E S O L U T I O N

WHEREAS, the City of Warner Robins and Robins Air Force Base are parties to a Memorandum of Understanding dated June 23, 1997 related to the privatization of military housing project at Robins; and

WHEREAS, the Mayor and Council of the City of Warner Robins have engaged in discussions and negotiations with Robins officials on a proposal whereby certain City-owned real property may be swapped or exchanged for certain property in the "West Robins" military housing area; and

WHEREAS, it is the desire of the Mayor and Council to formalize their commitment to certain aspects of the project in order to facilitate the upcoming Request for Proposals to be issued by the Air Force.

NOW, THEREFORE, the Mayor and Council of the City of Warner Robins resolve as follows:

- (1) The City of Warner Robins commits to its participation in a swap or exchange of some 85 acres of City-owned real property located in Land Lots 223 and 224 of the Fifth (5th) Land District of Houston County, Georgia, purchased by the City in March of 1997, in exchange for a 68 acre (more or less) parcel of land currently located in the West Robins military housing area under certain terms and conditions contained in a letter from the City to Col. John W. Mogge dated December 24, 1997; specifically, these include:
 - (a) equal consideration in terms of acreage or equal value;
 - (b) The City must net adequate acreage in useable condition to construct a major sports and recreational

facility (estimated to be approximately 45-50 acres);

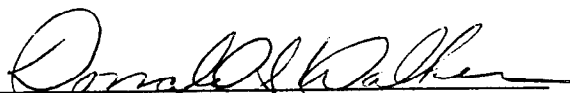
- (c) all lateral utility lines must be removed and capped to within 4 feet of the street pavement edge or the trunk line/mail as appropriate;
 - (d) all buildings, parking area, walkways, foundations and other surface structures must be removed (the two principal story sewer lines as shown on the attached map may be left in place);
 - (e) remove Whitehead Circle, Second Avenue east of Dover Street, Warner Drive north of Third Avenue and, if needed, Norstad Drive;
 - (f) grade all disturbed areas such that drainage flows toward the two principle story sewer systems (see attached map);
 - (g) submit a grading plan to the City Engineer and acquire a land disturbance permit prior to beginning work;
 - (h) clean, reshape and stabilize outfall channel with rip rap and Third Street storm sewer outfall; and
 - (i) the site must be free of environmental concerns and hazardous materials.
- (2) The City will engage in the property exchange with the developer selected through the Air Force's Request for Proposals process; provided, however, that the City be given access to any and all information concerning the developer which it deems necessary and appropriate to the satisfaction of the governing authority of the City.
- (3) The City agrees that certain Use Restrictions and Covenants shall be placed upon the City-owned property in accordance with the terms and conditions contained in the Request for Proposals prior to the property's conveyance to the developer. These shall be in the form of a covenant running with the land and shall be recorded on the property records of the Houston Superior Court.
- (4) In order to expedite construction work on the parcel of City-owned

property which shall be conveyed to the developer, the City will agree to enter into a lease agreement with the developer prior to actual conveyance of the property, subject to the conditions contained in item (2) above.

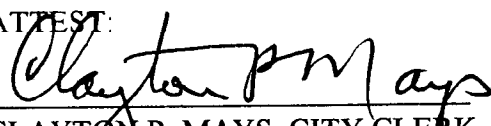
- (5) The City shall commence construction of an extension of Wall Street from its current location in an easterly direction to Ga. Hwy. 247 on or before March of the year 2000. This commitment shall include continuing efforts on the part of the City to secure a railroad crossing at the appropriate site and funding for the construction of the Wall Street intersection with Ga. Hwy. 247.

This 7th day of December, 1998.

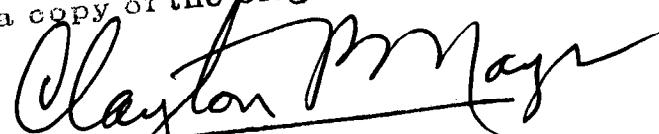
CITY OF WARNER ROBINS, GEORGIA

BY: 
DONALD S. WALKER, MAYOR

ATTEST:


CLAYTON P. MAYS, CITY CLERK

I hereby certify that this is
a copy of the original document.


City Clerk
City of Warner Robins